

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
			PJs in State:	39		
Program Progress:						
% of Funds Committed	91.75 %	92.81 %	25	96.45 %	14	13
% of Funds Disbursed	85.35 %	85.92 %	22	87.93 %	29	29
Leveraging Ratio for Rental Activities	0.73	4.62	19	4.73	16	14
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.97 %	1	83.38 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	81.27 %	57.93 %	11	70.15 %	63	67
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	100.00 %	76.04 %	1	80.67 %	100	100
% of 0-30% AMI Renters to All Renters***	75.00 %	40.75 %	6	45.30 %	85	90
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.00 %	1	95.32 %	100	100
Overall Ranking:			In State:	10 / 39	Nationally:	74 75
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$47,500	\$15,043		\$26,635	8 Units	2.60 %
Homebuyer Unit	\$13,125	\$9,940		\$14,938	220 Units	72.80 %
Homeowner-Rehab Unit	\$48,202	\$31,054		\$20,675	67 Units	22.20 %
TBRA Unit	\$43,554	\$3,654		\$3,216	7 Units	2.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,138	\$89,042	\$60,643
State:*	\$56,096	\$60,727	\$33,715
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	1.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.77

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.5	39.1	23.9	100.0
Black/African American:	12.5	7.7	50.7	0.0
Asian:	0.0	0.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	0.0	51.8	25.4	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	16.4	25.4	100.0
2 Persons:	0.0	18.2	26.9	0.0
3 Persons:	75.0	19.5	11.9	0.0
4 Persons:	0.0	21.8	11.9	0.0
5 Persons:	0.0	14.5	13.4	0.0
6 Persons:	0.0	5.0	7.5	0.0
7 Persons:	0.0	2.3	3.0	0.0
8 or more Persons:	0.0	2.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	20.9	11.9	100.0
Elderly:	0.0	0.0	44.8	0.0
Related/Single Parent:	75.0	16.8	22.4	0.0
Related/Two Parent:	0.0	54.5	20.9	0.0
Other:	12.5	7.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 74
 (Percentile)
 State Rank: 10 / 39 PJs Overall Rank: 75
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	81.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.16	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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